

# \$399,900 - 109 Hillcrest Drive, Fort McMurray

MLS® #A2234281

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,204 sqft

Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

Centrally located on a quiet street, sitting on over 5900 sqft lot, 109 Hillcrest Drive is ready for new owners! Enjoy your morning coffee on your front deck, with a beautiful VIEW! Close to shopping, schools, bus stops & parks this is the home you've been looking for at an affordable price. This cozy 1200 + sqft bungalow features 6 bedrooms, 2 bathrooms and a huge 22' x 24' heated garage with TONS of parking! Inside you are greeted with a neutral paint, 3 good sized bedrooms, an updated kitchen and bathroom (2019) and main floor laundry. The basement features a SEPARATE entrance, with 3 more bedrooms, family room, kitchenette, laundry, full bathroom and extra stand up shower. The basement is currently generating \$1,700 per month and the tenants would love to stay if possible. The fully fenced yard offers lots of privacy, with a 3 tier deck- PERFECT for entertaining. Pride of ownership definitely shines at 109 Hillcrest -- book your private viewing TODAY!

Built in 1975

## Essential Information

MLS® #	A2234281
Price	\$399,900
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,204
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	109 Hillcrest Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3T7

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	43

Zoning R1

## Listing Details

Listing Office COLDWELL BANKER UNITED

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